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**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

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**DATE:** August 6, 2007  
**TO:** Members of the Board of Supervisors  
**FROM:** Melinda M. Artman, Zoning Administrator *mma*  
**SUBJECT:** Annual Review: ZOAM 2006-0003 & ZOAM 2007-0001

At the July 31, 2007 public hearing on the Annual Review the Board asked for two documents during the August recess: an index of all the proposed changes and an explanation of the recommendations found in Attachment 1 (Summary Matrix) of the staff report dated July 31, 2007. Attached please find the first requested document: the index of all the proposed changes.

The index is written in such a way as to not only inform you of a proposed change, but to also inform you if there is more than one suggestion. As a general rule, text in *italics* indicates that an alternative amendment was proposed at the Planning Commission. Each item on the Summary Matrix, included as attachment 1 in the staff report, is identified in the Index. The Summary Matrix, in the "Planning Commission Recommendation" column, in turn refers to the "Addendum to the ZORC Redline Draft", found in attachment 2 of the July 31, 2007 staff report. I hope that all these documents make the review of the draft easier.

Attachment: Index of Zoning Ordinance Amendments

cc: Kirby Bowers, County Administrator  
Linda Neri, Deputy County Administrator  
Terrance D. Wharton, Director  
Marilee Seigfried, Deputy Zoning Administrator  
Amy Lohr, Project Planner

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### Proposed ZOAM 2006-0003 & ZOAM 2007-0001

#### ARTICLE I GENERAL REGULATIONS:

##### Application of Ordinance

Height limitations	1-103(D)(2)	Exemptions
Election into Revised 1993 Z.O.	1-103(N)(2)	Route 28 Taxing District

**Summary Matrix #1. Page A1 NOTE: THIS IS NOT ADVERTISED.**

##### Limitations and Methods for Measurements of Lots, Yards and Related Terms

New access to arterial or major collector roads	1-205(A)	Lot access requirements
Determination of yards for corner lots	1-205(F)	Yards on corner lots
Setbacks for road reservations	1-205(J)	Setback measurement from streets
Change lot "depth" to lot "length"	1-205(K)	Length to width ratio measurement
Equate yard, setback and buffer	1-205(L)	Error in building location

##### Calculation of Density

Provide density credit for roads	1-206(C)	Public uses
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##### Zoning Map and District Boundaries

Adjustments to Zoning Map	1-300(B)(9)	Zoning district boundaries
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**NOTE: THIS IS NOT ADVERTISED**

##### Nonconformities

Exception for 4-1500	1-403(A)	Repair or reconstruction of nonconforming structure
Add reference to hamlet provisions	1-404(A)	Use of nonconforming lots <b><u>Matrix #2</u></b>
Provisions for boundary line adjustments	1-404(C)	Boundary line adjustments <b><u>Matrix #3</u></b>
Termination of nonconforming status time period	1-405(D)	Effect of approval <b><u>Matrix #4</u></b>

#### ARTICLE II RURAL DISTRICT REGULATIONS:

##### Portable dwelling/trailer during construction of a primary residence

Remove from permitted use list	2-302(V)	A-10	Permitted Uses
	2-402(U)	A-3	Permitted Uses
	2-503(W)	CR-1	Permitted Uses
	2-603(S)	CR-2	Permitted Uses
	2-703(Q)	CR-3	Permitted Uses

##### Construction and/or sales trailer

Remove from permitted use list	2-302(AA)	A-10	Permitted Uses
	2-402(Y)	A-3	Permitted Uses
	2-503(O)	CR-1	Permitted Uses
	2-603(N)	CR-2	Permitted Uses
	2-703(P)	CR-3	Permitted Uses
	2-803(O)	CR-4	Permitted Uses

##### Yard Waste Composting Facility

Amend use list	2-303(V)	A-10	Special Exception
(Formerly "yard waste composting")	2-403(GG)	A-3	Special Exception Uses
Add to use table	Table 2-1402	TR-10	Use Table

# INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended		
ARTICLE II (Continued)			
<b>Vegetative Waste Management Facility</b>			
Amend use list	2-303(NN)	A-10	Special Exception Uses
(Formerly “vegetative waste composting facility”)	2-403(GGG)	A-3	Special Exception Uses
	Table 2-1402	TR-10	Use Table
<b>Water treatment plant</b>			
Remove from use list	2-403(ZZ)	A-3	Special Exception Uses
<b>Recreation establishment, outdoor or indoor</b>			
Add “or indoor”	2-403(HHH)	A-3	Special Exception Uses
<u>Matrix #5.</u>			
<b>Recreation establishment, indoor</b>			
Add to use tables	Table 2-102	AR-1	Special Exception Uses
<u>Matrix #5</u>	Table 2-202	AR-2	Special Exception Uses
<b>Length/Width Ratio</b>			
Increase maximum ratio from 4:1 to 5:1	2-304(D)	A-10	Lot Requirements
	2-305(D)	A-10	Lot Requirements
	2-506(D)	CR-1	Lot Requirements
	2-507(D)	CR-1	Lot Requirements
	2-606(D)	CR-2	Lot Requirements
	2-607(D)	CR-2	Lot Requirements
	2-706(D)	CR-3	Lot Requirements
	2-707(D)	CR-3	Lot Requirements
	2-806(D)	CR-4	Lot Requirements
	2-807(D)	CR-4	Lot Requirements
<b>Length/Width Ratio</b>			
Increase maximum ratio from 3.5:1 to 5:1	2-404(C)	A-3	Lot Requirements
<b>Lot Coverage</b>			
Establish residential and nonresidential maximums	2-405(A)	A-3	Building Requirements
<b>Length/Width Ratio</b>			
Increase maximum ratio from 2.5:1 to 5:1	2-505(D)	CR-1	Lot Requirements
	2-605(D)	CR-2	Lot Requirements
	2-705(D)	CR-3	Lot Requirements
	2-805(D)	CR-4	Lot Requirements
<b>Maximum Residential Density</b>			
<u>Matrix #6</u>	2-505(E)	CR-1	Lot requirements
	2-605(G)	CR-2	Lot requirements
	2-606(F)	CR-2	Lot requirements
	2-705(E)	CR-3	Lot requirements
	2-706(F)	CR-3	Lot requirements
	2-805(E)	CR-4	Lot requirements
	2-806(E)	CR-4	Lot requirements

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE II (Continued)

#### Building Height

Increase maximum from 35 feet to 40 feet	2-508(B)	CR-1	Building Requirements
	2-509(B)	CR-1	Building Requirements
	2-608(B)	CR-2	Building Requirements
	2-609(B)	CR-2	Building Requirements
	2-610(B)	CR-2	Building Requirements
	2-708(B)	CR-3	Building Requirements
	2-709(B)	CR-3	Building Requirements
	2-710(B)	CR-3	Building Requirements
	2-808(B)	CR-4	Building Requirements
	2-809(B)	CR-4	Building Requirements
	2-810(B)	CR-4	Building Requirements
	2-906(B)	RC	Building Requirements
	2-1004(F)	JLMA-1	Lot and Building Requirements
	2-1104(F)	JLMA-2	Lot and Building Requirements
	2-1204(F)	JLMA-3	Lot and Building Requirements
	Table 2-1304	JLMA-20	Lot and Building Requirements
	Table 2-1403(B)	TR-10	Building Requirements
	Table 2-1503(B)	TR-3	Building Requirements
	Table 2-1603(B)	TR-2	Building Requirements
	Table 2-1703(B)	TR-1	Building Requirements

#### Development Setback and Access from Major Roads

Amend requirements and delete from	2-511	CR-1	Setback/Access
Individual districts; add to Section 5-900	2-612	CR-2	Setback/Access
<u>Matrix #7</u>	2-712	CR-3	Setback/Access
	2-812	CR-4	Setback/Access

#### Restaurant, including carry out

Amend use list	2-903(M)	RC	Permitted Uses
(Formerly "restaurant, carry out only")			

#### Mill, feed and grain

Add mill, feed and grain as a permitted use	2-903(NN)	RC	Permitted Uses
Delete as special exception use	2-904(K)	RC	Special Exception Uses

#### Matrix #8

#### Training Facility

Add training facility as a permitted use	2-903(OO)	RC	Permitted Uses
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#### Matrix. #10

#### Square footage of any one use in RC

Increase from 10,000 sq. ft. to 15,000 sq. ft.	2-904(A)	RC	Special Exception Uses
Exempt certain uses from the limit			

#### Matrix #9

#### Percentage of any one use in RC

Delete this section	2-904(B)	RC	Special Exception Uses
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#### Matrix #9

#### Restaurant

Delete as special exception use	2-904(F)	RC	Special Exception Uses
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# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE II (Continued)

#### Length/Width Ratio

Increase maximum ratio from 3:1 to 5:1	2-905(D)	RC	Lot Requirements
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#### Development Setback and Access from Major Roads

Add section to require compliance with Section 5-900	2-910	RC	Setback/Access
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#### Matrix #11

#### Model home

Remove from use table	Table 2-1003	JLMA-1 Use Table
	Table 2-1103	JLMA-2 Use Table

#### Portable dwelling/trailer during construction of primary residence

Remove from use table	Table 2-1003	JLMA-1 Use Table
	Table 2-1103	JLMA-2 Use Table
	Table 2-1203	JLMA-3 Use Table

#### Construction and/or sales trailer, during period of construction activity

Remove from use table	Table 2-1003	JLMA-1 Use Table
	Table 2-1103	JLMA-2 Use Table
	Table 2-1203	JLMA-3 Use Table

#### School, private

Add as a special exception use	Table 2-1203	JLMA-3 Use Table
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#### Portable Dwelling/Construction Trailer

Remove from use table	Table 2-1402	TR-10	Use Table
	Table 2-1502	TR-3	Use Table
	Table 2-1602	TR-2	Use Table
	Table 2-1702	TR-1	Use Table

#### School (elementary, middle, or high), for more than 15 pupils

Change from special exception use to permitted use	Table 2-1402	TR-10	Use Table
	Table 2-1502	TR-3	Use Table
	Table 2-1602	TR-2	Use Table
	Table 2-1702	TR-1	Use Table

#### Development Standards

Add reference to Section 5-900	2-1403(A)	TR-10	General
	2-1503(A)	TR-3	General
	2-1603(A)	TR-2	General
	2-1703(A)	TR-1	General

#### Minimum Required Yards

Delete requirements from district regulations	Table 2-1403(B)	TR-10	Building Requirements
add to Section 5-900	Table 2-1503(B)	TR-3	Building Requirements
	Table 2-1603(B)	TR-2	Building Requirements
	Table 2-1703(B)	TR-1	Building Requirements

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE III URBAN DISTRICT REGULATIONS:

#### Portable dwelling/trailer during construction of primary residence

Remove from permitted use list	3-102(M)	R-1	Permitted Uses
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#### Construction and/or sales trailer, during period of construction activity

Remove from permitted use list	3-102(R)	R-1	Permitted Uses
	3-202(P)	R-2	Permitted Uses
	3-302(O)	R-3	Permitted Uses
	3-402(M)	R-4	Permitted Uses
	3-503(K)	R-8	Permitted Uses
	3-603(I)	R-16	Permitted Uses
	3-703(I)	R-24	Permitted Uses

#### Length/Width Ratio

Increase maximum ratio from 3:1 to 5:1	3-104(D)	R-1	Lot Requirements
	3-105(D)	R-1	Lot Requirements
	3-106(D)	R-1	Lot Requirements
	3-204(D)	R-2	Lot Requirements
	3-206(D)	R-2	Lot Requirements
	3-207(D)	R-2	Lot Requirements
	3-304(D)	R-3	Lot Requirements
	3-306(D)	R-3	Lot Requirements
	3-307(D)	R-3	Lot Requirements
	3-404(D)	R-4	Lot Requirements
	3-406(D)	R-4	Lot Requirements
3-407(D)	R-4	Lot Requirements	

#### Length/Width Ratio

Increase maximum ratio from 4:1 to 5:1	3-205(D)	R-2	Lot Requirements
	3-305(D)	R-3	Lot Requirements
	3-405(D)	R-4	Lot Requirements
	3-507(D)	R-8	Lot Requirements

#### Lot Coverage

Increase maximum from 15% to 25%	3-107(A)	R-1	Building Requirements
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#### Building Height

Increase maximum from 35 feet to 40 feet	3-107(B)	R-1	Building Requirements
	3-108(B)	R-1	Building Requirements
	3-109(B)	R-1	Building Requirements
	3-208(B)	R-2	Building Requirements
	3-209(B)	R-2	Building Requirements
	3-210(B)	R-2	Building Requirements
	3-308(B)	R-3	Building Requirements
	3-309(B)	R-3	Building Requirements
	3-310(B)	R-3	Building Requirements
	3-408(B)	R-4	Building Requirements
3-409(B)	R-4	Building Requirements	

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE III (Continued)

#### Lot Coverage

Increase maximum to 30%

3-108(A)

R-1

Building Requirements

Increase maximum to 30%

3-109(A)

R-1

Building Requirements

#### Matrix #13

#### Development Setback and Access from Major Roads

Amend requirements and delete from

3-111

R-1

Setback/Access

Individual districts; add to Section 5-900

3-212

R-2

Setback/Access

3-313

R-3

Setback/Access

3-412

R-4

Setback/Access

3-511

R-8

Setback/Access

3-610

R-16

Setback/Access

3-710

R-24

Setback/Access

#### Yards, Single Family Attached Dwellings

Amend text for side yards

3-506(C)(2)(b)

R-8

Lot Requirements

#### Yards, Single Family Attached Dwellings

Reduce minimum rear yard from 25 feet to 15 feet

3-506(C)(2)(c)

R-8

Lot Requirements

#### Yards, Traditional Design Option for Single Family Attached

Reduce minimum rear yard from 25 feet to 15 feet

3-506(C)(3)(c)

R-8

Lot Requirements

3-606(C)(3)(c)

R-16

Lot Requirements

#### Lot Coverage

50% maximum for single family detached

3-508(A)

R-8

Building Requirements

75% maximum for single family attached

#### Building Height

40 feet maximum for single family detached

3-508(B)

R-8

Building Requirements

45 feet maximum for single family attached

#### Additional Development Standards

Added title to section

3-509

R-8

Additional Development Standards

3-608

R-16

Additional Development Standards

3-708

R-24

Additional Development Standards

#### Yards, Dwellings, Single Family Attached and Attached Manufactured Housing

Amend text for side yards

3-606(C)(2)(b)

R-16

Lot Requirements

#### Yards, Dwellings, Single Family Attached and Attached Manufactured Housing

Reduce minimum rear yard from 25 feet to 15 feet

3-606(C)(2)(c)

R-16

Lot Requirements

#### Lot Coverage

60% maximum for multifamily

3-607(A)

R-16

Building Requirements

75% maximum for single family attached

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Subject	Sections Amended		
ARTICLE III (Continued)			
Building Height			
45 feet maximum for single family attached	3-607(B)	R-16	Building Requirements
45 maximum for multifamily; up to 55 feet with additional setback of one foot for each one foot of height above 45 feet			
Maximum units per building			
ARTICLE III (Continued)			
Delete requirement that no one structure contain more than 64 multifamily dwelling units	3-607(C) 3-707(C)	R-16 R-24	Building Requirements Building Requirements
Building Height			
45 feet maximum for multifamily; up to 60 feet with additional setback of one foot for each one foot of height above 45 feet	3-707(B)	R-24	Building Requirements
Building Height			
Increase to 45 feet maximum	3-806(B)	GB	Building Requirements
Development Setback and Access from Major Roads			
Amend/add requirements for setback and access; add reference to Section 5-900	3-805(C)(4) 3-1005(F)	GB MR-HI	Lot Requirements Lot Requirements
Hotel/Motel			
Add motel to use list	3-903(O)	CLI	Permitted Uses
Yards, Adjacent to Roads			
Make reference to 5-900; 35 feet minimum for Buildings; 25 feet minimum for parking	3-905(D)(1)	CLI	Lot Requirements
Building Height			
45 feet maximum; up to 55 feet with additional setback of one foot for each one foot of height above 45 feet	3-906(B)	CLI	Building Requirements
Access Limitation for Certain Uses			
Add right-turn-out as type of permitted access	3-907(F)	CLI	Performance Criteria
Motor vehicle storage and impoundment, accessory to an approved principal use			
Remove from permitted use list	3-1003(W)	MR-HI	Permitted Uses
Vehicle storage, outdoor			
Change to Outdoor storage, vehicles	3-1003(AA)	MR-HI	Permitted Uses
Storage of empty solid waste vehicles and containers			
Add to permitted use list	3-1003(NN)	MR-HI	Permitted Uses
Matrix #14			



# INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended		
ARTICLE III (Continued)			
Stump processing plant			
Remove from permitted use list	3-1004(K)	MR-HI	Special Exception Uses
Material recovery facility, pursuant to Section 5-607(D)			
Add “(D)” to Section 5-607	3-1004(Y)	MR-HI	Special Exception Uses
Vegetative Waste Management Facility			
Amend use list (Formerly “vegetative waste composting facility”)	3-1004(FF)	MR-HI	Special Exception Uses
Building Height			
Increase to 40 feet maximum	3-1006(B)	MR-HI	Building Requirements
ARTICLE IV PLANNED DEVELOPMENT DISTRICT REGULATIONS:			
Impervious Surface			
Increase ratio to 80%	4-104(D)	PD-H	Building Requirements
<u>Matrix #15</u>			
Lot Coverage			
Eliminate lot coverage maximum	4-106(D)	PD-H	Planned Shopping Centers
Access			
Eliminate section; access to arterial or major collector	4-106(H)	PD-H	Planned Shopping Centers
Access			
Add reference to Section 5-900	4-107(I)	PD-H	Convenience Establishments
Signs			
Change reference to Section 5-1204(D)	4-107(J)	PD-H	Convenience Establishments
Height limitations at edges of PD-H districts			
Change 2 feet of horizontal distance to 1 foot	4-109(E)	PD-H	Site Planning-External Relationships
Open Space			
Added title to section	4-111	PD-H	Open Space
Neighborhood Center (NC)			
Add limitations on square footage of use and Gross floor area of the district	4-202(A)	PD-CC(NC)	Purpose, Size and Location of Individual Districts
Office, medical and dental			
Remove from permitted use list	4-203(A)	PD-CC (All)	Permitted Uses

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE IV (Continued)

#### Office, administrative, business and professional, not to exceed 20% of the gross floor area of the center

Add medical and dental office to permitted list, office uses; add 20% limit	4-203(A)	PD-CC (All)	Permitted Uses
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#### Training Facility

Add to permitted use list	4-203(A)	PD-CC (All)	Permitted Uses
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#### Matrix #10

#### Interactive Science & Technology Center

Add to permitted use list	4-203(A)	PD-CC (All)	Permitted Uses
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#### Motorcycle or ATV sales, rental, repair and associated service

Add to permitted use list	4-203(C)	PD-CC(SC)	Permitted Uses
	4-504(NN)	PD-IP	Special Exception Uses
	4-604(UU)	PD-GI	Special Exception Uses

#### Office, administrative, business and professional, medical and dental

Change text regarding 20% limitation	4-203(D)	PD-CC(RC)	Permitted Uses
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#### Office, administrative, business and professional, medical and dental, in excess of 20% of the gross floor areas of the center

Add to special exception use list	4-204(A)	PD-CC(NC)	Special Exception Uses
Amend use list; increase to 20%	4-204(B)	PD-CC(CC)	Special Exception Uses
	4-204(C)	PD-CC(SC)	Special Exception Uses
	4-204(D)	PD-CC(RC)	Special Exception Uses

#### Hotel/Motel

Delete motel and/or combine as hotel/motel	4-204(C)	PD-CC(SC)	Special Exception Uses
	4-204(D)	PD-CC(RC)	Special Exception Uses
	4-304(C)	PD-OP	Special Exception Uses
	4-304(M)	PD-OP	Special Exception Uses
	4-404(O)	PD-RDP	Special Exception Uses
	4-703(S)	PD-SA	Permitted Uses
	4-703(V)	PD-SA	Permitted Uses
	4-803(A)(14)	PD-TC	Permitted Uses
	4-1004(A)(16)	PD-TREC	Permitted Uses
	4-1004(A)(24)	PD-TREC	Permitted Uses
	4-1010(C)	PD-TREC	Use Limitations
	4-1104(A)(16)	PD-TRC	Permitted Uses
	4-1104(A)(27)	PD-TRC	Permitted Uses
	4-1111(B)	PD-TRC	Limitations
	4-1210(A)(2)	PD-RV	Special Exception Uses
	4-1210(B)(15)	PD-RV	Special Exception Uses
	4-1210(C)(3)	PD-RV	Special Exception Uses

#### Kennel, Indoor, pursuant to Section 5-606

Add to special exception use list	4-204(C)	PD-CC(SC)	Special Exception Uses
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# INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended		
ARTICLE IV (Continued)			
Building Height			
Increase to 45 feet maximum	4-206(C)	PD-CC (All)	Building Requirements
additional setback of one foot for each one	4-306(B)	PD-OP	Building Requirements
foot of height above 45 feet	4-406(B)	PD-RDP	Building Requirements
	4-506(B)	PD-IP	Building Requirements
	4-606(B)	PD-GI	Building Requirements
Vehicular Access			
Eliminate "primary access and through vehicular traffic impacting residential neighborhoods shall be avoided"	4-206(D)	PD-CC (All)	Building Requirements
Matrix #16			
Development Setback and Access from Major Roads			
Amend requirements and delete from	4-206(E)	PD-CC (All)	Building Requirements
Individual districts; add to Section 5-900	4-307(F)	PD-OP	Use LimitationsMatrix#21
	4-407(G)	PD-RDP	Use Limitations
	4-507(G)	PD-IP	Use LimitationsMatrix#27
	4-607(F)	PD-GI	Use LimitationsMatrix#27
	4-707(D)	PD-SA	Use LimitationsMatrix#28
	4-808(Q)	PD-TC	Use LimitationsMatrix#28
	4-913	PD-CV	Access from Major Roads
	4-1019	PD-TREC	Setback/AccessMatrix#29
	4-1121	PD-TRC	Setback/AccessMatrix#29
	4-1311	PD-AAAR	Setback/Access
Size and Location			
Remove location requirement	4-302(A)	PD-OP	Size and Location
Matrix #17	4-502	PD-IP	Size and Location
Training Facility			
Add to permitted use list	4-303(BB)	PD-OP	Permitted Uses
	4-403(HH)	PD-RDP	Permitted Uses
	4-503(JJ)	PD-IP	Permitted Uses
	4-603(NN)	PD-GI	Permitted Uses
Yards, Adjacent to Roads			
Make reference to 5-900; 35 feet minimum for buildings; 25 feet minimum for parking; delete section prohibiting visible parking	4-305(B)(1)	PD-OP	Lot Requirements
	4-405(B)(1)	PD-RDP	Lot Requirements
	4-505(B)(1)	PD-IP	Lot Requirements
	4-605(B)(1)	PD-GI	Lot Requirements
	4-705(B)(1)	PD-SA	Lot Requirements
	4-805(F)(1)	PD-TC	Lot requirements
Matrix #18			

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE IV (Continued)

#### Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses

Delete section prohibiting visible parking,	4-305(B)(2)	PD-OP	Lot Requirements
outdoor storage, areas for collection of refuse	4-405(B)(2)	PD-RDP	Lot Requirements
and loading spaces	4-505(B)(2)	PD-IP	Lot Requirements

#### Yards Between Buildings

Delete reference to Section 5-1414(A)	4-305(B)(4)	PD-OP	Lot Requirements
Delete requirement for 5 feet next to lot lines	4-405(B)(4)	PD-RDP	Lot Requirements
	4-505(B)(4)	PD-IP	Special Exception Uses

#### Lot Coverage

Delete modified lot coverage of .45 and reference to Section 4-306(C)	4-306(A)	PD-OP	Building Requirements
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#### Floor Area Ratio

Increase to .60 maximum, 1.0 maximum	4-306(C)	PD-OP	Building Requirements
by special exception; delete all FAR averaging provisions	4-406(C)	PD-RDP	Building Requirements

#### Matrix #19

#### Utility Requirements

Change "designated" land to "zoned" land	4-307(D)	PD-OP	Use Limitations
	4-407(F)	PD-RDP	Use Limitations
	4-507(H)	PD-IP	Use Limitations
	4-707(E)	PD-SA	Use Limitations

#### Site Planning

Delete site planning requirements	4-307(E)	PD-OP	Use Limitations
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#### Matrix #20

#### Post office, drop off and pick up

Delete "drop off and pick up"	4-403(D)	PD-RDP	Permitted Uses
	4-503(I)	PD-IP	Permitted Uses

#### Manufacture, processing, fabrication and/or assembly of products

Delete list of examples	4-404(L)	PD-RDP	Special Exception Uses
	4-503(H)	PD-IP	Permitted Uses
	4-603(F)	PG-GI	Permitted Uses

#### Buffering/Screening

Added title to section	4-407(B)	PD-RDP	Use Limitations
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#### Minimum Floor Space Mix

Reduce total percentage of floor space devoted to R&D uses; allow education uses to count toward the required percentage	4-407(E)	PD-RDP	Use Limitations
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#### Purpose

Add office uses to PD-IP district purpose	4-501	PD-IP	Purpose
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#### Matrix #22

## INDEX OF ZONING ORDINANCE AMENDMENTS

### Subject

### Sections Amended

#### ARTICLE IV (Continued)

#### **Facility for scheduled lessons such as: dance, gymnastics, judo and sports training**

Amend use list (Formerly "facility for lessons in dance, gymnastics, judo and sports training") 4-503(E) PD-IP Permitted Uses

#### **Office, administrative, business and professional**

Add to permitted use list (Re-letter use list) 4-503(G) PD-IP Permitted Uses

#### **Matrix #22**

#### **Church, synagogue, temple or mosque, including private school, child and adult day care facilities and associated uses**

Amend use list 4-503(EF) PD-IP Permitted Uses  
(Formerly "church, synagogue and temple")

#### **Matrix #24**

#### **Interactive Science & Technology Center**

Add to permitted use list 4-503(KK) PD-IP Permitted Uses

#### **Outdoor Storage, Accessory up to 10% of gross floor area of principal use**

Add to permitted use list 4-503(LL) PD-IP Permitted Uses

#### **Office, administrative, business and professional**

Remove from special exception use list and delete use limitations 4-504(A) PD-IP Special Exception Uses

#### **Matrix #22**

#### **Contractor Service Establishment, excluding**

##### **Retail sales and outdoor storage**

Amend use list to change from special exception to permitted use. 4-503(OO)  
4-504 (S)

#### **Matrix #25**

#### **Recreation establishment, outdoor or indoor**

Amend use list to add "or indoor" 4-504(AA) PD-IP Special Exception Uses  
4-803(A)(26) PD-TC Permitted Uses

#### **School, private, accessory to a church**

Delete from special exception use list 4-504(FF) PD-IP Special Exception Uses

#### **Outdoor Storage, Accessory up to 10% of gross floor area of principal use**

Amend use list (formerly storage, outdoor accessory) 4-504(HH) PD-IP Special Exception Uses

#### **Animal Hospital**

Add to special exception use list 4-504(OO) PD-IP Special Exception Uses

#### **Yards, Adjacent to Other Nonresidential Districts**

Add "feet" after (15) 4-505(B)(3) PD-IP Special Exception Uses

#### **Floor Area Ratio**

Add "up to .60 by Special Exception" 4-506(C) PD-IP Building Requirements

## INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended		
ARTICLE IV (Continued)			
<b>Outdoor Storage, Accessory</b> Amend title (formerly "Accessory Outdoor Storage")	4-507(D)	PD-IP	Use Limitations
<b>Retails Sales as an accessory use</b> <i>Delete limitation and revise parking</i>	4-507(E)	PD-IP	<i>Use Limitations</i>
<b><u>Matrix #26</u></b>			
<b>On-Site Parking of Business Vehicles</b> Add section to allow parking of two-axle vehicles	4-507(J)	PD-IP	Use Limitations
<b>Church, synagogue, temple or mosque</b> Amend use list (Formerly "church, synagogue and temple")	4-604(F)	PD-GI	Special Exception Uses
<b>Sawmill, pursuant to 4-607(H)</b> Delete wood processing facility from list	4-604(S)	PD-GI	Special Exception Uses
<b>Vegetative waste management facility, pursuant to 4-607(H)</b> Delete stump processing plant, add VWMF	4-604(T)	PD-GI	Special Exception Uses
<b>Material recovery facility, pursuant to 5-607(D), and Section 4-607(H)</b> Formerly "5-607(C)"	4-604(AA)	PD-GI	Special Exception Uses
<b>Outdoor Storage, Vehicles</b> Replaces "Storage, outdoor, of major recreational equipment"	4-604(RR)	PD-GI	Special Exception Uses
<b>Storage of empty solid waste vehicles and containers</b> Add to permitted use list	4-604(TT)	PD-GI	Special Exception Uses
<b>Outdoor storage</b> Add section allow parking of two-axle vehicles	4-607(D)(5)	PD-GI	Use Limitations
<b>Other yard requirements, Adjacent to roads</b> <i>Make reference to 5-900; 35 feet minimum for buildings; 25 feet minimum for parking; delete section prohibiting visible parking</i>	4-805(F)(1)	PD-TC	<i>Lot Requirements</i>
<b><u>Matrix #18</u></b>			
<b>Portable Dwelling/Construction Trailer</b> Remove from use table	Table 4-907	PD-CV	Use Table
<b>Construction and/or Sales Trailer</b> Remove from use table	Table 4-907	PD-CV	Use Table

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE IV (Continued)

#### Location

Spell out WMATA, Washington Metro Area	4-1002(A)	PD-TREC Location, Size and Components
Transit Authority	4-1009(A)	PD-TREC Land Use Arrangement
	4-1110(A)	PD-TRC Land Use Arrangement and Use Limitations
		Off-street parking facility

#### Use Limitations

Delete requirement to enclose 1<sup>st</sup> floor

#### Matrix #30

#### Development Setback and Access from Major Roads

Delete requirement that roads not serving single family attached, townhouse and multifamily uses be designed and constructed to VDOT standards	4-1121(D)	PD-TRC Setback/Access
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#### Village Center Subdistrict

Exclude bonus units from total unit count	4-1206(C)	PD-RV Size and Location of Subdistricts
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#### Designated Residential Areas

Amend text on increase to the base number of residential units	4-1208(A)(1)	PD-RV Development Potential
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#### Public water and wastewater facilities including land application fields

Delete requirement that this be identified on the approved CDP	4-1209(A)(16)	PD-RV Permitted Uses
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#### Matrix #31

#### Portable dwelling/trailer during construction of a primary residence, pursuant to Section 5-500

Remove from permitted use list	4-1209(A)(29)	PD-RV Permitted Uses
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#### Construction and/or sales trailer, during period of construction activity

Remove from permitted use list	4-1209(A)(34)	PD-RV Permitted Uses
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#### Child or adult day care center

Amend permitted use list; formerly child or adult day care home	4-1209(C)(6)	PD-RV Permitted Uses
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#### Rural Retreats and Resorts pursuant to Section 5-601(D)

Add to special exception use list	4-1210(A)(2)	RD-RV Special Exception Uses
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#### Village Conservancy and Satellite Conservancy Subdistricts, Length/Width Ratio

Increase maximum ratio from 5:1 to 9:1	4-1213(A)(4)	PD-RV Lot and Building Requirements
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#### Village Conservancy and Satellite Conservancy Subdistricts, Maximum Lot Coverage

Amend section title; 8% for Single Family Residential and 25% for all other uses	4-1213(A)(6)	PD-RV Lot and Building Requirements
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#### Village Center-Residential Area, Single-Family Detached Lots, Front Yard

Amend front yard requirements	4-1213(B)(1)	PD-RV Lot and Building Requirements
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# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE IV (Continued)

#### **Village Center-Residential Area, Commercial/Workplace Lots, Lot Width**

Amend lot width requirements	4-1213(B)(4)	PD-RV	Lot and Building Requirements
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#### **Village Center-Residential Area, Commercial/Workplace Lots, Front Yard & Entrance**

Amend front yard requirements	4-1213(B)(4)	PD-RV	Lot and Building Requirements
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#### **Utility Design and Financing Requirements**

Give authority to Loudoun County Sanitation Authority instead of Board of Supervisors	4-1214	PD-RV	Utility Design
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#### **Parking**

Make front load garages off-set from direct view	4-1216(D)(4)	PD-RV	Additional Criteria
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#### **Yards, Single Family Attached Dwellings**

Amend side and rear yard requirements so there is no requirement along common walls	4-1307(C)(2)	PD-AAAR	Lot Requirements
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#### **Building Height**

Up to 60 feet with additional setback of one foot for each one foot of height above 60 feet	4-1308(B)	PD-AAAR	Building Requirements
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#### **Purpose and Intent**

Amend provisions for purpose of FOD	4-1501	FOD	Purpose and Intent
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#### **Alteration**

Redefine what constitutes alterations	4-1503(A)	FOD	Purpose and Intent
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#### **Matrix #32**

#### **Base Flood**

Correct typographical error	4-1503(B)	FOD	Purpose and Intent
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#### **Floodplain**

Redefine acreage of floodplain	4-1503(D)	FOD	Purpose and Intent
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#### **Road, Crossing of Floodplain**

Change right of way to roadway	4-1503(E)	FOD	Purpose and Intent
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#### **Stormwater Management Improvements**

Add reference to subsurface drainage; Add reference to the FSM	4-1503(F)	FOD	Purpose and Intent
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#### **Administration**

Amend listed sources for the delineation of Floodplain	4-1504(A)	FOD	Administration
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#### **Administration**

Delete section regarding watershed map	4-1504(B)	FOD	Administration
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#### **Administration**

Add language regarding floodplain limits	4-1504(C)	FOD	Administration
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# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE IV (Continued)

#### Permitted Uses

Delete requirement for alterations to be submitted to the Zoning Administrator 4-1505 FOD Permitted Uses

**NOTE: THIS IS NOT ADVERTISED**

#### Permitted Uses

Remove reference to low density development and A-25 district 4-1505(A)(5) FOD Permitted Uses

**NOTE: THIS IS NOT ADVERTISED**

#### Permitted Uses

Amend permitted use list for incidental structures 4-1505(A)(8) FOD Permitted Uses

**NOTE: THIS IS NOT ADVERTISED**

#### Permitted Uses

Delete section on road crossings in FOD; Move to FSM 4-1505(A)(12) FOD Permitted Uses

**NOTE: THIS IS NOT ADVERTISED**

#### Alterations

Delete section on alterations to the floodplain; Move to FSM 4-1508 FOD Alterations

**NOTE: THIS IS NOT ADVERTISED**

#### Density Calculations

Allow land area in any portion of FOD to be included in the land area for density calculations 4-1511 FOD Density Calculations

**Matrix #33**

#### Uses in the Mountainside Development Overlay District, Exemptions

Add municipal drinking water supply uses 4-1603(C) MDOD Exemptions

#### Contextual Compatibility Development Standards, Average Front Yard

Require front yards to be consistent with existing yards rather than equal to an average yard 4-2104(A)(1) VCOD Additional Neighborhood Development Standards

**Matrix #34**

#### Contextual Compatibility Development Standards, Building Height

Delete section on building height 4-2104(A)(2) VCOD Additional Neighborhood Development Standards

**Matrix #35**

#### Sidewalks

Amend sidewalk requirements and sidewalk connections; exempt renovations or additions to existing residential units from this section 4-2104(B)(3) VCOD Other Standards

**Matrix #36**

#### Garage locations

Clarify that section applies to front-loaded garages 4-2104(B)(5) VCOD Other Standards

### ARTICLE V ADDITIONAL REGULATIONS AND STANDARDS:

#### Permitted Accessory Uses and Structures, Commercial

Add parking of two-axle vehicles 5-101(B) Permitted accessory Uses and Structures

#### Use Limitations

Delete limitation regarding home occupations 5-102(F) Use Limitations

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE V (Continued)

#### Permitted Structures in Required Yards, Setbacks & Buffers

Amend section titles to add setbacks and buffers	5-200	Permitted Structures in Required Yards,
	5-200(A)	Setbacks & Buffers
	5-200(B)	

#### In all yards, setbacks or buffers including a front yard

Add patios	5-200(A)(2)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### In all yards, setbacks or buffers including a front yard

Add overhanging floors projecting 30 inches or less into the yard	5-200(A)(4)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### In all yards, setbacks or buffers including a front yard

Delete "entry" to all any covered porch to project a maximum of three feet	5-200(A)(6)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### In all yards, setbacks or buffers including a front yard

Add Bus Shelters	5-200(A)(11)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### In all yards, setbacks or buffers including a front yard

Add entry stairs or handicap ramps including rails	5-200(A)(12)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### In any yard, setback or buffer except the front yard, setback or buffer

Allow decks for single family detached houses to be no closer than five feet to a rear or side line	5-200(B)(9)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### In any yard, setback or buffer except the front yard, setback or buffer

Allow decks for single family attached dwellings to extend to the interior side lot line and no closer than five feet to any other lot line	5-200(B)(10)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### In the rear yard only

Delete this section title	5-200(C)	Permitted Structures in Required Yards
		Setbacks & Buffers

#### Home Occupations

Add that home occupations are permitted within multifamily dwellings	5-400	Home Occupations
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#### Matrix #37

#### Home Occupations

Clarify that one employee is permitted to work on site	5-400(B)	Home Occupations
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#### Home Occupations

Increase percentage of accessory structure that may be devoted to a home occupation to 49%	5-400(C)	Home Occupations
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# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE V (Continued)

#### Temporary Uses/Zoning Permits

Clarify that provisions applicable to all districts 5-500

#### Matrix #38

#### Material Recovery Facilities

Delete size and shipment limitations 5-607(D)(4) Specific Standards for Material Recovery Facilities

#### Material Recovery Facilities

Add construction debris as a material that may be accepted 5-607(D)(13) Specific Standards for Material Recovery Facilities

#### Flex-Industrial Uses

Delete floor load capacity requirement 5-608(D) Flex-Industrial Uses

#### Accessory Apartments and Dwelling Units

Add reference to PD-RV for public sewer Exemption 5-613(C) Accessory Apartments and Dwelling Units

#### Telecommunications Use And/Or Structures

Increase permitted height of directional or panel antennas 5-618(A)(5) Antennas

#### Agricultural related uses

Resolve discrepancies for lot size 5-626  
and setbacks 5-627  
5-630

#### Matrix #39

#### Airport/Land Strip

Increase minimum lot area 5-633

#### Matrix #40

#### Public Safety Uses (Fire/Rescue Stations, Police Station/Substation)

Decrease min. lot area from 3 acres to 2 acres 5-638(A)(1) Size of Use

#### Recreation Establishment, Indoor

Add standards for this use in AR-1 and AR-2 5-661 Matrix #5

#### Lot and Open Space Standards, Lot Standards

Revise Lot Grouping, minimum front yard, minimum side yard and maximum building height requirements Table 5-701(C)(3)(a) Transition (TR) Districts Lot Standards

### PLEASE NOTE ONLY MAXIMUM BUILDING HEIGHT REQUIREMENTS ADVERTISED

#### Lot and Open Space Standards, Lot Standards

Clarify that open space parcels shall not be counted against lot density, delete sections regarding number of lots in a group, number of groups. 5-701(C)(3)(a) Lot Standards  
NOTE: THIS IS NOT ADVERTISED

# INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended	
ARTICLE V (Continued)		
Lot and Open Space Standards, Allowed Uses in Open Space		
Add conservancy lot with open space easement as a use allowed on open space lands	5-701(C)(3)(b)	Allowed Uses in Open Space
<u>NOTE: THIS IS NOT ADVERTISED</u>		
Lot and Open Space Standards, Siting of the Open Space and Building Lots		
Delete certain provisions for siting of open space	5-701(C)(3)(c)	Siting of the Open Space and Building Lots
<u>NOTE: THIS IS NOT ADVERTISED</u>		
Rural Hamlet Option, Permitted Uses		
Clarify language to state "underlying zoning district regulations"	5-702(D)	Permitted Uses
Accessory uses and structures, as per Section 5-101 of this Ordinance		
Delete from permitted use list	5-702(D)(1)	Permitted Uses, Building Area of Hamlet and Conservancy Lots
<u>NOTE: THIS IS NOT ADVERTISED</u>		
Rural Hamlet Option, Utilities and Public Facilities Requirements		
Allow connection to be made with an existing rural hamlet	5-702(I)(1)	Water
Rural Hamlet Option, Utilities and Public Facilities Requirements		
Allow connection to be made with an existing rural hamlet	5-702(I)(2)	Wastewater
Major Recreational Equipment		
Add restriction for containers of major recreational equipment	5-800(A)	Limitations on Vehicles in Residential Districts
Setbacks From Specific Roads and the W&OD Trail		
Add that setback may be taken from existing right-of-way; delete language regarding fillets and connectors	5-900	Setbacks From Specific Roads and the W&OD Trail
<u>Matrix #41</u>		
Building and Parking Setbacks From Roads		
Add parking setbacks to section, revise building setbacks; add requirements for other arterial roads, other major collector roads, all other roads in commercial and residential districts and ramps; revise parking standards on shallow lots	5-900(A)	Building and Parking Setbacks From Roads
<u>Matrix #41</u>		
Access from major roads		
Add new section for access requirements	5-900(C)	Access from major roads
Parking Lot Setback From Roads		
Delete section, place in 5-900(A)	5-900(C)	Parking Lot Setbacks From Roads
Scenic Creek Valley Buffer		
Reference all waterways draining greater than 640 acres, rather than major stream areas	5-1001	Purpose and Intent

# INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended	
ARTICLE V (continued)		
<b>Scenic Creek Valley Buffer Established</b> Reference all waterways draining greater than 640 acres, rather than scenic rivers and major streams	5-1002	Scenic Creek Valley Buffer Established
<b>Scenic Creek Valley Buffer Established</b> Delete language regarding reforestation	5-1002(D)	Reduction of Setbacks
<b>Existing Lot Criteria</b> Define lot of record as one existing as of 6-16-93; Remove provision for future subdivision plats	5-1004	Existing Lot Criteria
<b>General Requirement</b> Revise general parking requirements	5-1101(A)	Compliance Required
<b>Application to Addition or Change in Use</b> Parking shall be added when greater than 10% is proposed, unless adjusted	5-1101(B)	Compliance Required
<b>Review of Parking and Loading Facilities Plan</b> Revise review procedure	5-1101(C)	Compliance Required
<b>Procedures for Reduction of Parking</b> Revise review procedure	5-1101(D)	Compliance Required
<b>Number of Parking and Loading Spaces Required, Residential Uses</b> Delete convalescent, add continuing care; change child care centers, to day care centers	5-1102(B)(1)	Congregate, Convalescent & Nursing Homes; Child Care Centers
<b>Number of Parking and Loading Spaces Required, Cultural, Recreational, and Entertainment</b> Add funeral homes, mortuaries, crematoria and civic/social/fraternal association meeting places to list	5-1102(B)(11)	Public Assembly
<b><u>Matrix #42</u></b>		
<b>Number of Parking and Loading Spaces Required, Miscellaneous Uses</b> Remove funeral homes, mortuaries, crematoria and civic/social/fraternal association meeting Places to list, change title to Places of Worship	5-1102(B)(12)	Public Assembly
<b><u>Matrix #42</u></b>		
<b>Number of Parking and Loading Spaces Required, Hospitals</b> Make hospital its own category	5-1102(B)(13)	Hospitals
<b>Uses Not Listed</b> Remove reference to ITE Trip Generation Manual	5-1102(C)(1)	Additional Rules for Computing Parking Requirements
<b>Accessory Uses</b> Grammatical fix	5-1102(C)(3)	Additional Rules for Computing Parking Requirements

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE V (continued)

#### Residential, Single Family Detached Dwelling Unit

Revise to single family detached units;	Table following 5-1102(E)	Parking Spaces Required
Adjust rate; add tandem parking provisions		

#### Residential, Single Family Attached Dwelling Unit

Add requirements for single family attached	Table following 5-1102(E)	Parking Spaces Required
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#### Residential, Congregate, Continuing Care & Nursing Homes Child Care Facilities

Delete congregate housing; add nursing homes; adjust rate	Table following 5-1102(E)	Parking Spaces Required
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#### Shopping Centers, Smaller Shopping Centers

Adjust rate	Table following 5-1102(E)	Parking Spaces Required
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#### Shopping Centers, Larger Integrated Shopping Centers

Adjust rate	Table following 5-1102(E)	Parking Spaces Required
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#### Shopping Centers, Personal Care Services

Adjust rate	Table following 5-1102(E)	Parking Spaces Required
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#### Food and Beverage, Restaurant

Adjust rate	Table following 5-1102(E)	Parking Spaces Required
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#### Office and Business Services

Equate general and medical office;	Table following 5-1102(E )	Parking Spaces Required
Delete medical office		

#### Industrial/Manufacturing, Mini Warehouse

Add that mini warehouse may be multi story	Table following 5-1102(E)	Parking Spaces Required
Or single entrance; adjust rate		

#### Miscellaneous

Change public assembly to places of worship	Table following 5-1102(E)	Parking Spaces Required
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#### Procedure

Revise space reduction procedure;	5-1102(F)(1)	Adjustments to Parking Requirements
Place time period on covenant		

#### Matrix #43 and #44

#### Shared Parking and Loading Facilities

Standards also apply to contiguous parcels	5-1102(F)(2)	Adjustments to Parking Requirements
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#### Special Exception to the Board of Supervisors

Add provisions for SPEX to BOS for reduction in parking	5-1102(F)(6)	Adjustments to Parking Requirements
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#### Sign Requirements Matrix

Revise non PD-H residential entrance signs	5-1204(D)	Sign Requirements Matrix
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## INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended	
ARTICLE V (continued)		
<b>Standards</b>	5-1403(A)(2)	Buffering and Screening
<i>Clarify measurement of caliper</i>		
<u><b>Matrix #45</b></u>		
Amend authority for modifications	5-1403(C)	Buffering and Screening
<i>Clarify plantings outside of site</i>	5-1403(D)	Buffering and Screening
<i>distance eaements</i>		
<u><b>Matrix #46</b></u>		
<i>Reconcile amendment with Rt. 50-</i>		
<i>Type 5 buffer requirements</i>	5-1403(E)	Buffering and Screening
<u><b>Matrix #47</b></u>		
<b>Landscaping Plan</b>		
Add cross reference to FSM	5-1404 (A)	Buffering and Screening
Delete	5-1404(B)	Buffering and Screening
<i>Clarify landscaping plan provisions</i>	5-1404(C)	Buffering and Screening
<u><b>Matrix #48</b></u>		
<b>Buffer Yards and Screening, General</b>		
Clarify where buffer yards required	5-1405(B)	Buffering and Screening
Clarify conditions of SPEX, VARI or		
proffered rezoning govern	5-1405(F)	Buffering and Screening
<b>Determination of Buffer Yard Requirements</b>		
Clarify requirements to apply to across public		
Streets only	5-1406	Buffering and Screening
Delete redundant language	5-1406(A)	Buffering and Screening
Add effective date	5-1406(B)	Buffering and Screening
Clarify determination of buffer adjacent		
to vacant lots	5-1406(C)	Buffering and Screening
<i>Amend buffers adjacent to major roads</i>	5-1406(E)	Buffering and Screening
<u><b>Matrix #49</b></u>		
<b>Buffer Yard and Screening Requirements</b>		
Clarify location	5-1407	Buffering and Screening
Edit existing text	5-1408	Buffering and Screening
Amend to allow automatic reduction if		
certain environmental features present	5-1409(E)	Buffering and Screening
Add PD-OP & PD-RDP to modification list	5-1409(F)	Buffering and Screening
Add waiver provision for security purposes	5-1409(H)	Buffering and Screening

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE V (continued)

#### Bond/Cash Deposit Requirements

Delete

5-1410

Buffering and Screening

**NOTE: THIS CHANGE WAS NOT ADVERTISED**

#### Parking Lot Landscaping and Screening Requirements

Edit general requirements

5-1413(A)

Buffering and Screening

Clarify that landscape islands do not need  
curbs and minor edits

5-1413(B)

*Amend peripheral parking lot landscaping*

5-1413(C)

*Buffering and Screening*

**Matrix #50**

#### Buffer Yard Screening Matrix

Revise Table 5-1414(A)

5-1414(A)

Buffering and Screening

*Revise Table 51414(B) Buffer yards*

5-1414(B)

*Buffering and Screening*

**Matrix #51**

#### Performance Standards

5-1500

#### General Requirements

*Exempt lighting at publicly owned facilities  
used for athletic competition*

5-1504(A)

*Light and Glare Standards*

**Matrix #52**

#### Special Exception Review for Lighting that does not Comply with Standards

Add provision to allow for SPEX

5-1504

Light and Glare Standards

#### Exemptions, Single Family Dwelling on Existing Legal Lot

*Revise exemption provisions*

5-1508(B)(2)

*Applicability and Exemptions*

**Matrix #53**

#### Permitted Uses and Activities

*Allow sewer & water lines in very steep  
slopes*

5-1508(D)(1)

*Very Steep Slope Areas*

**Matrix #54**

#### Sanitary Sewer and Water Line Standards

5-1508(E)

Add standards

**Related to Matrix #54**

#### Intent Concerning Determinations Involved in Administration and Enforcement of Performance Standards

Grammatical fix

5-1510(A)

Enforcement of Performance Standards

### ARTICLE VI DEVELOPMENT PROCESS AND ADMINISTRATION:

#### Submission Requirements

Add Section title

6-403

Submission Requirements



## INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended	
ARTICLE VI (continued)		
Submission Requirements		
Revise requirements to be consistent with the Code of Virginia	6-403(A)	Submission Requirements
Matrix #56		
Full Disclosure of Development Plans		
Require access to proposed subdivisions	6-406(A)	Full Disclosure of Development Plans
Full Disclosure of Development Plans		
Require access to Countywide Transportation Plan showing road improvements in the vicinity	6-406(D)	Full Disclosure of Development Plans
Full Disclosure of Development Plans		
Delete allowance for plans to be at an office in the immediate vicinity	6-406(D)	Full Disclosure of Development Plans
Map Interpretations and Boundary Determination		
Zoning Administrator may adjust map	6-407(A)(3)	Map Interpretations and Boundary Determination
Site Plan Required		
Exempt certain uses in AR that do not involve access by the public; no site plan required for agricultural, horticulture and animal husbandry	6-701(C)	Site Plan Review Matrix #57
Special Exception for Errors in Very Steep Slopes		
Addition of language	6-1613	
Matrix #58		
When Appeals May Be Taken		
Clarify/add language as to when appeals may be taken	6-1702	Appeals
ARTICLE VII ADMINISTRATION AND REGULATION OF AFFORDABLE DWELLING UNIT DEVELOPMENTS:		
Applicability		
Revise determining density from 1 unit/acre to 1 unit/40,000 s.f.	7-102(A)	Affordable Dwelling Unit Developments
Applicability		
Exempt land zoned R-1, CR-1, TR-1 and JLMA-1 from Article 7	7-102(D)(7)	Affordable Dwelling Unit Developments
Yards, Single Family Attached Units		
Amend text for side yards	7-803(C)(2)(b) 7-903(C)(1)(b)	R-8ADU Lot and Building Requirements R-16ADU Lot and Building Requirements

# INDEX OF ZONING ORDINANCE AMENDMENTS

## Subject

## Sections Amended

### ARTICLE VII (continued)

#### Yards, Single Family Attached Units

Reduce minimum rear yard from 16 feet to 15 feet with no requirement along common walls 7-803(C)(2)(c) R-8ADU Lot and Building Requirements

#### Lot Coverage

Add maximum lot coverage by dwelling type 50% for single family detached; 60% for multifamily; 75% for single family attached 7-803(D) R-8ADU Lot and Building Requirements

#### Yards, Single Family Attached

Reduce minimum rear yard from 25 feet to 15 feet with no requirement along common walls 7-903(C)(1)(c) R-16ADU Lot and Building Requirements

#### Lot Coverage

Add maximum lot coverage by dwelling type 60% for multifamily; 75% for single family attached 7-903(D) R-16ADU Lot and Building Requirements

### ARTICLE VIII DEFINITIONS:

#### Add/amend/delete language for the following definitions:

*Church, synagogue, temple or mosque*

*Matrix #59*

Conservancy Lot

Dormitory, seasonal labor, **need to check**

*Heavy Equipment and Specialty Vehicle Sales and Accessory Service*

*Matrix #61*

*Farm Market*

*Matrix #60*

Impervious Surface

Interactive Science & Technology Center

Landfill Water Service District

Landfill, Sanitary

*Lot Coverage*

*Matrix #62*

Material Recovery Facility (MRF)

Model home

Moderately Steep Slope Area

Outdoor Storage, Accessory

Outdoor Storage, Vehicles

Recreation Establishment, Indoor

Recreation Establishment, Outdoor

Recreation Space, Active

Religious Assembly

Research and Development Use

Road

School (elementary, middle and high)

*Setback (for Section 5-600)*

*Matrix #63*

*Setback*

*Matrix #63*

Shopping Center

## INDEX OF ZONING ORDINANCE AMENDMENTS

Subject	Sections Amended
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**ARTICLE VIII (continued)**

*Sign*

*Matrix #64*

*Sign, Area of*

*Matrix #64*

Solid Waste

Solid Waste Container

Solid Waste Incinerator

Solid Waste Management Facility (SWMF)

Solid Waste Vehicle

Tenant Dwelling

Testing Station

Training Facility

Vegetative Waste Management Facility

Very Steep Slope Area

Yard Waste Composting Facility